

Planning and Development

Development Review

Seminole County

Mission

To provide review services for land development and subdivision of land, as well as inspection services for those projects, for all land within county jurisdiction, to development applicants, so that they can accomplish physical land development within budget and on time, while meeting community standards and County requirements.

Business Strategy

Development Review is responsible for enforcing the County Land Development Code and related ordinances through a managed review process. The process assures compliance with regulations so those projects can be approved for construction permitting. The Division's Construction Inspection Team assures that projects are constructed in compliance with the approved plans. The main activities of this Division are primarily supported by the user application and permit fees for activities directly related to the developments.

Objectives

Inspect and control the construction of permitted site plan, subdivision, and right of way use projects. Monitor and review land development proposals and impact construction activities, to insure compliance with County's Land Development Code, with regard to design standards, and to assure the proper construction of all development infrastructure.

Continue with restructuring of the Division and its processes to insure the most efficient operation possible.

Focus on the identification and elimination of delay points in the review processes, and the establishment of an Express Review Team to handle projects in the final review stages.

Performance Measures	FY 99/00 Actual	FY 00/01 Estimated	FY 01/02 Goal	FY 02/03 Goal
New projects submitted	296	260	250	250
Development Review Committee Meetings	184	132	130	130
Preliminary Application Meetings	222	171	170	170
Concurrency review applications	284	290	275	275
New site plan projects under submission/inspection	151/84	108/86	100/86	100/86
New subdivision projects under submission/inspection	77/16	40/20	30/20	30/20
New rights-of-way use permits under submission/inspection	31/19	30/30	45/30	45/30
Building permits reviewed	894	844	800	800
Workload: Dollar value of construction projects inspected per quarter	\$7.1 M.	\$7M	\$7.2M	\$7.2M

Department:		PLANNING AND DEVELOPMENT			Seminole County	
Division:		DEVELOPMENT REVIEW			FY 2001/02	
Section:					FY 2002/03	
	1999/00 Actual Expenditures	2000/01 Adopted Budget	2001/02 Adopted Budget	Percent Change 2001/02 Budget over 2000/01 Budget	2002/03 Approved Budget	Percent Change 2002/03 Budget over 2001/02 Budget
EXPENDITURES:						
Personal Services	996,038	1,278,467	1,299,262	1.6%	1,385,045	6.6%
Operating Services	59,100	99,245	87,179	-12.2%	73,495	-15.7%
Capital Outlay	24,499	63,622	80,500	26.5%	0	-100.0%
Debt Service	0	0	0		0	
Grants and Aid	0	0	0		0	
Reserves/Transfers	0	0	0		0	
Subtotal Operating	1,079,637	1,441,334	1,466,941	1.8%	1,458,540	-0.6%
Capital Improvements	0	0	0		0	
TOTAL EXPENDITURES	1,079,637	1,441,334	1,466,941	1.8%	1,458,540	-0.6%
FUNDING SOURCE(S)						
Development Review Fund	1,079,637	1,441,334	1,466,941	1.8%	1,458,540	-0.6%
TOTAL FUNDING SOURCE(S)	1,079,637	1,441,334	1,466,941	1.8%	1,458,540	-0.6%
Full Time Positions	24	25	25		25	
Part-Time Positions	0	0	0		0	
New Programs and Highlights For Fiscal Year 2001/02						
<p>Outside staff expertise - engineers, surveyors, contractors, laboratory testing and others - collect, review or process technical data when emergency action is necessary. Includes testing of materials for the development construction team.</p> <p>Reduction in operating services is due partially to the centralization of telephone charges to Telecommunications Division.</p>						\$1,500
New Programs and Highlights For Fiscal Year 2002/03						
<p>Outside staff expertise - engineers, surveyors, contractors, laboratory testing and others - collect, review or process technical data when emergency action is necessary. Includes testing of materials for the development construction team.</p>						\$1,500
Capital Improvements		2001-02	2002-03	2003-04	2004-05	2005-06
Total Project Cost		0	0	0	0	0
Total Operating Impact		0	0	0	0	0